On June 21 and 22, 2011, representatives of CH2M Hill, Ohio EPA, the Respondents, and CRA completed a Building Survey, which included a visual inspection of the Site Parcels and the buildings located thereon. CRA used the information obtained during the Building Survey to develop a CSM for each building. The CSM evaluated building use and design, the presence of underground utilities, floor slab condition, foundation footings, and vadose zone soil conditions known from nearby investigative installations.

The locations of samples collected are shown on the respective figures for each building (Figures E.1 to E.33). The respective figures for each building also show the maximum detected concentrations of selected compounds in nearby Upper Aquifer Zone soil gas, soil, and groundwater locations sampled between 2008 and 2011. As discussed during the July 26, 2011 conference call between the Respondents, USEPA, Ohio EPA, and CH2M Hill, the selected compounds include 1,1,1-trichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, benzene, chlorobenzene, chloroform, ethylbenzene, methylene chloride, naphthalene, tetrachloroethene (PCE), trichloroethene (TCE), toluene, vinyl chloride, and xylenes.

A description of each building is provided below. Tables E.1 and E.2 present summaries of the vapor intrusion investigation sub-slab and indoor air analytical results for industrial buildings, respectively. Tables E.3 and E.4 present summaries of the sub-slab and indoor air analytical results for residential buildings, respectively.

1.0 PARCEL 5054 - VALLEY ASPHALT

1.1 PARCEL 5054 - VALLEY ASPHALT BUILDING 1

The building is a single-story, commercial-use building, constructed before 1993. The building footprint is 1,500 ft^2. It is an office building with six single offices, bathrooms, and a kitchenette. The drop ceiling is 8 feet high. It is a brick building with steel cladding. The building has a concrete on-grade slab; there is wall-to-wall carpeting in the majority of the building. The building is relatively air tight, with sealed windows that are inoperable. The building is centrally heated by a forced air natural gas furnace. Exterior openings include vents, utility pipe penetrations, windows (inoperable), and two personnel doors. The building has not been occupied for the past four or five years.

Analytical results for this building indicate there are VI-related concentrations of TCE in sub-slab soil vapor (350 - 2,700 ppb) and indoor air (0.41 - 8.1 ppb). No further action is planned while the building is vacant, and mitigation may be proposed in future, if occupancy is planned. The Respondents understand that Valley Asphalt will submit a separate Work Plan for their property and structures (i.e., Parcel 5054) to USEPA and

that this work will be completed under a separate administrative order.

1.2 PARCEL 5054 - VALLEY ASPHALT PLANT BUILDING 2

The building is a commercial/ industrial-use building constructed before 1959. The building footprint is 4,888 ft^2. The concrete slab is on-grade with unsealed joints. The building is divided into two sections with a cracked cinder block wall between them. The building has not been regularly occupied for more than 10 years. The northern portion (approximately one quarter) of the building is a brick, single-story building. It was used formerly as office space with several separate offices. The office area is carpeted and has a strong moldy/musty odor. This section of the building is relatively air tight, with sealed windows. This portion of the building is centrally heated by a forced air natural gas furnace and is cooled by a ground unit A/C that is located outside the east wall. Exterior opening include utility pipe penetrations, windows, and two personnel doors (one to the warehouse portion of the building).

The southern portion (approximately three-quarters) of the building is a steel double-arch Quonset hut that is used as storage space. It has a bare concrete floor with cracks in areas. This section of the building is unsealed and is not airtight. There is no HVAC system in this section of the building. Exterior openings include vents, wall openings, fans, utility pipe penetrations, windows (several of which were broken during the June 2011 building survey but found to be repaired during a September 2011 site visit), and bay and personnel doors. This section of the building has recently been used for storage.

Analytical results for this building indicate there is a combustible gas issue in the sub-slab beneath the southern portion of the building with methane results ranging from 6.6 to 8.8 percent methane, which is greater than the LEL of 5 percent methane. Additionally, the maximum sub-slab soil vapor concentrations of benzene (ND - 98 ppb), TCE (22 - 32 ppb), and vinyl chloride (ND - 24 J[1] ppb) were greater than ODH sub-slab soil vapor screening levels. The indoor air concentrations of benzene (0.31 - 0.32 ppb), TCE (ND), and vinyl chloride (ND) were less than the indoor air ODH screening levels. It is proposed that the building be mitigated with an intrinsically safe SSDS. The Respondents understand that Valley Asphalt will submit a separate Work Plan for their property and structures (i.e., Parcel 5054) to USEPA and that this work will be completed under a separate administrative order.

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[1] J – Estimated concentration

1.3 PARCEL 5054 - VALLEY ASPHALT PLANT BUILDING 3

The building was demolished in February 2012, and therefore, has been removed from further discussion in this Work Plan.

1.4 PARCEL 5054 - VALLEY ASPHALT PLANT BUILDING 4

The building is an industrial-use building, constructed prior to 1993. It is a pre-fabricated split-level building on top of a poured concrete basement that is half below grade. The building footprint is 280 ft^2. The basement is unfinished, and contains paint storage on shelves. The main level is used as the control room for the asphalt plant; there is office space and a bathroom. Electric baseboards heat the building. Window A/C units are also present in the control room. Exterior openings from the basement include utility pipe penetrations and a personnel door that is sometimes left open. The building is occupied weekdays during business hours by two adult workers.

The sub-slab soil vapor concentrations of TCE (46 – 240 ppb) were greater than the ODH screening level (20 ppb); the indoor air concentrations of TCE (ND – 0.093 J ppb) were less than the ODH indoor air screening level (2 ppb). It is proposed that the building be mitigated with a SSDS. The Respondents understand that Valley Asphalt will submit a separate Work Plan for their property and structures (i.e., Parcel 5054) to USEPA and that this work will be completed under a separate administrative order.

1.5 PARCEL 5054 - VALLEY ASPHALT PLANT BUILDING 5

The building is a single-story, industrial-use building with steel cladding. The building was constructed before 1968 and originally was located near Valley Asphalt Building 1; it was moved to its present location before 1993. The building footprint is 594 ft^2. The building contains a testing laboratory and a small office. The ceiling is 8 feet high. The building has a concrete on-grade slab. The concrete flooring is coated or painted and contains some thin cracks. The building is relatively airtight with sealed windows. Exterior openings include vents, fans, windows (inoperable), and a personnel door. A forced air natural gas furnace centrally heats the building. Window A/C units are also present in the laboratory and office. One adult worker (office) occupies the building during weekday work hours, and approximately four adult workers may occasionally occupy the laboratory at various times.

The sub-slab soil vapor concentrations of TCE (240 - 700 ppb) were greater than the ODH screening and action levels of 20 ppb and 200 ppb, respectively; the indoor air

TCE concentrations (ND - 0.11 J ppb) were less than the ODH indoor air screening level (2 ppb). It is proposed that the building be mitigated with a SSDS. The Respondents understand that Valley Asphalt will submit a separate Work Plan for their property and structures (i.e., Parcel 5054) to USEPA and that this work will be completed under a separate administrative order.

1.6 PARCEL 5054 - VALLEY ASPHALT PLANT BUILDING 6

The building is a single-story, industrial-use storage building constructed before 2005. The building footprint is 218 ft^2. It has a steel frame with steel cladding and an earthen on-grade floor. The building is not insulated, and is not air tight. No HVAC systems are present in the building. Exterior openings include vents and one personnel door. The building is used for chemical storage. The building is used for storage only and has no regular occupancy.

No analytical results were collected from this building because it is not designed for occupancy. The Respondents measured methane in the indoor air of the building, methane values were 0 percent. No further action is required.

1.7 PARCEL 5054, BUILDING 7

The building is a single-story industrial-use garage and storage building constructed before 1968. The building footprint is 822 ft^2. It is constructed of concrete block. The building is not insulated, and is not airtight. A forced air natural gas wall mounted heater is present. A sump with a drain pipe is present. Exterior openings include vents, utility pipe penetrations, and a bay door with broken panels. The building is used for storage only, and does not appear to have been occupied for an extended period of time.

No analytical results were collected from this building because it is not designed for occupancy. The Respondents measured methane in the indoor air of the building, methane values were 0 percent. No further action is required.

1.8 PARCEL 5054, MURPHY'S PLUMBING BUILDING MP

The building is a single-story commercial-use building, constructed prior to the 1950s. During the June 2011 building survey, the building was being used as office and storage space. The building footprint is 365 ft^2. It is on a raised foundation with wood siding. The building is not air tight, with unsealed windows. Exterior openings include windows

and one personnel door. No HVAC systems are present in the building. The building has been vacant since July 1, 2011, with no occupancy.

The maximum crawl space concentration of PCE (ND - 38 ppb) was greater than the ODH indoor air screening level (25 ppb). The Respondents propose to demolish the building. The Respondents understand that Valley Asphalt will submit a separate Work Plan for their property and structures (i.e., Parcel 5054) to USEPA and that this work will be completed under a separate administrative order.

2.0 PARCEL 5171 - B&G TRUCKING

2.1 PARCEL 5171 - B&G TRUCKING BUILDING 8

The building is a commercial-use building constructed prior to 1968. The building footprint is 13,700 ft^2. The building has a concrete on-grade slab with unsealed joints. Seven adult workers occupy the building weekdays from 7 a.m. to 5 p.m. The building is divided into two sections. The eastern side (approximately one quarter) is a brick two-story building. There are multiple offices, a reception area, and a paint storage room (northeastern corner). During the building survey, strong paint odors were observed in the paint storage room. There is wall-to-wall carpet in the offices. This section of the building is relatively airtight with sealed windows. A forced air natural gas furnace heats this section of the building, and there is central A/C. Exterior openings include utility pipe penetrations, windows, and three personnel doors (one to the shop area).

The western side (approximately three-fourths) is a one-story concrete block building. It is a repair shop for large trucks, with a shop office on the eastern side and a paint booth on the western side. The ceiling is 24 feet high; the shop office has an 8-foot drop ceiling. The shop floor is bare concrete, and there are visible cracks in areas. A floor drain leads to the sewer. There is evidence of spills on the truck bay area floor. The shop office has a tile floor. This section of the building is not insulated and not airtight. There is an overhead radiant heating system and used oil stove in the shop. During the building survey, strong paint odors were observed in the paint booth. Exterior openings include vents, fans, utility pipe penetrations, 10 bay doors large metal roll-up doors, and personnel doors. The bay doors are kept open during work hours.

The sub-slab soil vapor concentrations of TCE (26 – 1,800 ppb) were greater than the ODH screening and/or action levels of 20 ppb and 200 ppb, respectively; the TCE concentrations for indoor air samples (ND – 0.96 ppb) were less than the ODH indoor air screening level (2 ppb). The Respondents propose to mitigate the building with a SSDS.

2.2 PARCEL 5171 - B&G TRUCKING BUILDING 9

The building is a single-story commercial-use building, constructed prior to 1968. The building footprint is 5,000 ft^2. The building is used for large truck repairs with an office and break room area on the southern side. The concrete slab is on-grade with unsealed joints; there is one large floor drain, a ramp, and there are visible cracks and staining in areas. The building is 20 feet high. There is a second story within the building over the office and break room area; the ceilings are 8 feet high. The shop area ceiling is 20 feet high. A forced air natural gas furnace in the office area centrally heats the building. An overhead radiant heating system and floor fans are present in the shop area. The building is not insulated and is not air tight. Exterior openings include vents, utility pipe penetrations, windows, personnel doors, and one large roll-up door. The roll-up door is kept open during work hours. The building is occupied weekdays from 7 a.m. to 5 p.m. by two adult workers.

Analytical results for this building indicate there are VI-related concentrations of TCE in sub-slab soil vapor (1,800 - 3,100 ppb) and indoor air (13 J ppb). The Respondents propose to mitigate the building with a SSDS.

2.3 PARCEL 5171 - B&G TRUCKING BUILDING 10

The building is a single-story commercial-use structure, erected prior to 2000. The building footprint is 1,250 ft^2. The building is composed of a canvas steel frame, covered with fabric and placed on asphalt, with retractable canvas flaps at both ends, and is used for sandblasting. The structure floor is cracked and damp. No HVAC systems are present in the structure. The building is occupied as needed weekdays from 7 a.m. to 5 p.m.

As the building is not and cannot be sealed or closed to such an extent that vapors could accumulate, the Respondents and EPA agreed that the building would be removed from further consideration during the VI Investigation. Accordingly, the building is not discussed further in this Work Plan.

2.4 PARCEL 5171, B&G TRUCKING BUILDING 11

The building is a single-story, storage building. The building may have been used as an office. The building footprint is approximately 336 ft^2. The building has a concrete block

foundation, with a crawl space. The building is wood framed, with siding and unsealed floor joints. No HVAC systems are present. Exterior openings include broken windows, a vent, and a personnel door. The building appears to have been vacant for several years and is in rotted condition, with a musty/moldy odor. It is surrounded by dense vegetation, and asphalt ground cover.

The crawl space concentrations were less than the ODH indoor air screening levels, indicating no further action is required; however, the Respondents propose to demolish the building.

3.0 PARCEL 5172

3.1 PARCEL 5172 - S&J PRECISION AND OVERSTREET PAINTING BUILDING 12

The building is a single-story, industrial-use building, constructed in the 1950s. The building is divided into two equal sections: north and south sides. The total building footprint is 11,600 ft^2. The building is concrete block with a brick front. The building has a concrete on-grade slab. The ceilings are 16 feet high. Exterior openings include utility pipe penetrations, windows, and personnel and bay doors.

S&J Precision uses the north side of the building. It is mainly comprised of a metal working shop with a warehouse and some office space. The shop and warehouse have bare concrete floors; there are visible cracks in areas. The building floor contains two floor drains. The rear drain and warehouse floor are stained. The office space on the north side has an elevated floor with floor tile (likely asbestos containing) and wall-to-wall carpeting on top. The building is not insulated, relatively air tight, with sealed windows. The building is centrally heated by a forced air natural gas furnace, with clay tile ducting beneath the slab. Central air conditioning is also present. The building is occupied weekdays from 6 a.m. to 5 p.m. by five adult workers.

Overstreet Painting uses the south side of the building. The building is used for paint and vehicle storage, with vehicle detailing space. The building has bare concrete floors with visible cracks. The building is relatively air tight, with sealed windows. The building is heated by a forced air natural gas furnace ceiling unit. The building is used for storage only and has no regular occupancy.

Analytical results for this building indicate there are VI-related concentrations of TCE in sub-slab soil vapor (180 – 5,400 ppb) and indoor air (1.6 – 5.6 ppb) that were greater than the ODH screening levels (20 ppb and 2 ppb for sub-slab soil vapor and indoor air,

respectively). Several of the sub-slab soil vapor concentrations of cis-1,2-dichloroethane (cis-1,2-DCE) (ND – 920 ppb) were greater than the ODH screening level (370 ppb), the indoor air concentrations of cis-1,2-DCE (ND – 0.35 ppb) were less than the ODH indoor air screening level (37 ppb). The Respondents propose to mitigate the building with a SSDS.

3.2 PARCEL 5172 – OVERSTREET PAINTING BUILDING 13

The building is a single-story storage building. The building footprint is approximately 900 ft^2. The building is of concrete block construction, with a concrete floor. The floor is in good condition, with no cracks or drains. The building not insulated, and is relatively air tight, with sealed windows. The building is heated by forced air natural gas furnace ceiling units. The building is used for storage of painting supplies and scaffolding. Rubber and dust odors were noted during the building survey. Exterior openings include a garage door and personnel door. The building is used for storage only and has no regular occupancy.

As the building has no regular occupancy, USEPA agreed that the building could be removed from further consideration.

3.3 PARCEL 5172 - BULLSEYE AMUSEMENTS BUILDING 14

The building is a single-story, commercial-use building, constructed prior to 1959. As of the June 2011 building survey, the building recently had become vacant; A-Evans Filter Service used it formerly. Bullseye Amusements has occupied the building since A-Evans Filter Service departed. The building footprint is 2,886 ft^2. The building has a concrete on-grade slab with sealed joints. The building is divided into three sections.

The northern section (approximately one-fifth of the total floor area) is a one-story brick building. It was used formerly as office space; there are two single offices. The building is 10 feet high with 8-foot drop ceilings. There is wall-to-wall carpeting. A forced air natural gas furnace centrally heats this section of the building; it is heated from floor vents, with ducting apparently running beneath the slab and return air through wall vents. Central A/C is also present. Exterior openings include utility pipe penetrations, office windows, and two personnel doors (one to the shop).

After completion of the building survey in June 2011, the remainder of the building (approximately four-fifths) was partitioned into two separate sections, the central and southern sections. The remainder of the building is a one-story concrete block building

that is 15 feet high. There is a 6-foot-high metal shed attached to the south side; it could not be accessed during the building survey. The bare concrete floor has an area of heavy staining in the former wash area on the north side. There are numerous small- to mid-sized floor cracks. This section of the building formerly was used for grease filter washing and filter storage. Exterior openings include vents, utility pipe penetrations, a bay door, and two personnel doors. The southern section is used for storage of service trucks, and video and pinball games. The southern section is not insulated, not airtight, and not heated. The central section is used for parts storage, and as a service area for pinball and video games and jukeboxes. An overhead gas heater heats the central section.

Analytical results for this building indicate there are VI-related concentrations of benzene in sub-slab soil vapor (ND – 50 ppb) and indoor air (0.58 – 2.4 ppb). Several of the sub-slab soil vapor concentrations of 1,1-dichloroethane (1,1-DCA) (ND – 4,100 ppb), TCE (1.2 - 36 J ppb), and vinyl chloride (ND – 5,500 ppb) were greater than ODH screening levels (160 ppb for 1,1-DCA, 20 ppb for TCE, 20 ppb for vinyl chloride). The Respondents propose to mitigate the building with a SSDS.

4.0 PARCEL 5173 - SIM TRAINER BUILDING 15

The building is a single-story commercial-use building. It was constructed in three stages: the northern and central portions were constructed before 1956, the western addition was constructed before 1959, and the southern addition was constructed before 1968. The building is used as a shooting range. The southern section is office and classroom space. The central section is the shooting range. The northern section is primarily storage space with a combat training room. The western section is not used and is not accessible. The building footprint is 8,250 ft^2. The building has a concrete on-grade slab with unsealed joints.

The majority of the building has exposed concrete floors. At the time of the building survey, the combat training room floor had been freshly coated with epoxy paint. The floor in the shooting range had been painted. There are large floor cracks present in the center of shooting range and north storage area. In the northern portion of the building, heavy floor staining is visible, and a persistent oil odor is noticeable. The building is heated by forced air natural gas ceiling units. An additional air handling unit operates during shooting range hours; air is vented from the range out to the roof and fresh air is supplied where customers stand to shoot. Central A/C is also present in the office and classroom areas, supplied by a separate furnace. Exterior openings include vents, fans, windows, and two roll-up doors. One adult worker (4-hour shifts) and customers occupy the building during business hours.

Analytical results for this building indicate there are levels of combustible gas in the sub-slab beneath the northern portion of the building with methane results ranging from 0.8 to 1.2 percent methane, which is greater than the 10 percent of LEL (0.5 percent methane). Additionally, several of the sub-slab soil vapor concentrations of benzene (ND – 320 ppb), cis-1,2-DCE (ND - 10,000 ppb), TCE (95 – 690 ppb), and vinyl chloride (ND – 1,700) were greater than ODH screening and action levels. The maximum indoor air TCE concentration (ND – 5.2 ppb) was greater than the ODH indoor air screening level (2 ppb), indicating a completed VI-pathway. The Respondents propose to mitigate the building with an intrinsically safe SSDS.

5.0 PARCEL 5174 - COMMAND ROOFING BUILDING 16

The building is a single-story, commercial-use storage building, constructed prior to 1968. The building is used by Command Roofing for roofing material storage. There is a former office space on the eastern side that is not currently in use. The building footprint is 12,500 ft^2. The building has a concrete on-grade slab. Areas A to E are shown on Figure 32. Areas A (approximately 12 feet in height) and B (approximately 16 feet in height) are constructed with brick, and contain poorly sealed windows. Spray-on insulation, possibly containing asbestos, is present in Area B. Areas C (approximately 24 feet in height) to E were constructed with steel beams and metal siding. No HVAC systems were in use as of June 2011. The building is not air tight, and is damp and moldy, with visible evidence of water staining in office Area A. The building floor slab is in poor condition, with cracks and unsealed joints throughout the building, and is particularly fractured in Areas D and E. Through Areas B and E, heavy floor staining is present. Exterior openings include office windows, personnel doors, sliding and roll-up doors. Two adult workers infrequently occupy the building at variable times for short periods for material pickup.

On June 22, 2011, CRA completed a building physical survey of the Command Roofing Property on Parcel 5174 Building 1 at 2045 Dryden Road. Representatives of CH2M Hill, USEPA's oversight consultant, and the Ohio Environmental Protection Agency (Ohio EPA) were present during this inspection. During this investigation, CRA observed structures consistent with an above ground vent pipe and in-ground fill port. A previous tenant of the Command Roofing Property was Buckeye Boiler, a pressure vessel manufacturer. The dates of occupancy of Buckeye Boiler and the nature of other historical tenants are unknown.

On December 8, 2011, CRA contracted Blood Hound Inc. (Blood Hound) to locate utilities at the Command Roofing Property for the Vapor Intrusion Investigation. Blood

Hound also used a small cart-mounted ground-penetrating radar unit to screen the area adjacent to the suspected fill port and vent pipe. Blood Hound detected the presence of a subsurface structure, consistent with the size and shape of an UST. The location of the suspected UST was north of the Command Roofing Property building, immediately east of the truck ramp. The size of the UST was estimated to be 9 feet (ft) by 15 ft, oriented in an east - west direction, with an approximate capacity in the range of 2,000 to 2,500 gallons.

Laura Marshall of the Ohio EPA contacted Bryan Duzack of the Bureau of Underground Storage Tank Regulations (BUSTR) to request records of the tank. BUSTR did not have any records of USTs for the Command Roofing Property address. Bryan Duzack stated BUSTR does not have jurisdiction over tanks used to store fuel oil for consumptive purposes. The Respondents understand that Ohio EPA has requested that the property owners undertake an investigation of the suspected UST but that this investigation has not yet occurred.

The sub-slab soil vapor concentration of TCE (30 – 1,500 ppb)[2] were greater than ODH screening and action levels (20 and 200 ppb, respectively). The Respondents propose to mitigate the building with a SSDS.

6.0 PARCEL 5175 - FORMER ALLIANCE EQUIPMENT AND SUPPLY BUILDING 17

The building is a single-story, commercial-use building, constructed prior to 1949. Alliance Equipment and Supply used the building formerly, but the building was being vacated in June 2011; however, the Respondents understand that a new tenant may have leased or rented the property. The building footprint is 4,557 ft^2. The building has a concrete on-grade slab with unsealed joints. The building is constructed of concrete block. There is a former office area on the eastern side. The central section is retail and warehouse/storage space. The western section (rear storage shed) is an addition constructed of steel frame with plywood walls and steel cladding.

A crawl space may be present on the south side. There is a shallow concrete pit present in the southwest corner of the warehouse. Large sealed floor cracks are present in the middle portion of the building. The office area has wall-to-wall carpeting that is in poor condition. CRA observed floor staining in the warehouse and rear storage shed. In

[2] TCE was measured on one occasion in indoor air at a concentration of 50 ppb, which was greater than the ODH action level of 20 ppb; however, the confirmatory sample result (0.098J ppb) was less than the ODH screening level (2 ppb). Based on multiple lines of evidence, the indoor air TCE concentration of 50 ppb is considered anomalous and is likely due to background sources.

1990, a gasoline UST was removed from the former Conway Fence facility on this Parcel. The window seals are in poor condition. At the time of the building survey, the overhead doors were open. The building is centrally heated by a forced air natural gas furnace. Central air conditioning is also present in the retail and office areas. A window-mounted air conditioning unit is present in the northern portion of building. Exterior openings include vents, fans, utility pipe penetrations, windows, and overhead and personnel doors.

Several of the sub-slab soil vapor concentrations of TCE (0.074 J – 120 ppb) were greater than the ODH screening level (20 ppb). The indoor air concentrations of TCE (ND – 0.18 J) were less than the ODH indoor air screening level (2 ppb). The Respondents propose to mitigate the building with a SSDS.

7.0 PARCEL 4610

7.1 PARCEL 4610 - RESIDENTIAL BUILDING 18

The building is a single-story, residential trailer constructed in the early 1990s. It is designed as a residential trailer; there are two bedrooms, a bathroom, a kitchen, and a living room. The trailer is 685 ft^2 placed over a concrete pad with a crawl space enclosed by wood skirting, which is in poor condition. The concrete and wood appear damp. The trailer is insulated and relatively air tight, with sealed windows. The building is centrally heated by a forced air propane furnace. Central air conditioning is also provided. Exterior openings include vents, utility pipe penetrations, windows, doors.

The maximum crawl space benzene concentration (0.15 J – 0.46 ppb) was greater than the ODH indoor air screening level (0.4 ppb). The Respondents collected confirmatory crawl space, indoor air and outdoor air samples in January 2013. The confirmatory sample benzene concentrations (0.24 to 0.37 ppb) were less than the ODH indoor air screening level. No further action is required.

7.2 PARCEL 4610 - RON BARNETT CONSTRUCTION BUILDING 19

The building is a single-story, commercial-use storage building constructed before 1993. The building is primarily warehouse space (one large open space with no partitions) that is used for storing estate sale items with a modular office that currently is not in use. There is an attached open garage with a dirt floor. The building footprint is 1,800 ft^2 (excluding the garage). It is a wood frame building with steel beams covered with steel cladding. The ceiling is 20 feet high. The building has a concrete on-grade slab with

concrete block foundation walls, which are in poor condition. The building floor is exposed concrete and contains large cracks. The building is not air tight. No central HVAC systems are present in the building. A window air conditioning unit is located in the modular office and draws air from the warehouse. Exterior openings include a large sliding door, and a personnel door. The building is occasionally occupied two to three times per month, by an adult worker picking up or dropping off storage items.

The sub-slab soil vapor concentrations were less than the ODH screening levels. No further action is required.

7.2 PARCEL 4610 - RON BARNETT CONSTRUCTION BUILDING 20

The building is a single-story commercial-use storage building, constructed in the early 1990s. The building is primarily warehouse space (one large open space with no partitions) that is used for storage; a van, a trailer, and other miscellaneous items were observed during the building survey. There is a former bathroom in the northwestern corner that is no longer in use; the plumbing is shut off. There is an attached open lean-to with a dirt floor. The building footprint is 1,088 ft^2. The ceiling is 16 feet high. The concrete slab is on-grade with unsealed joints; there is no floor covering. Floor cracks are present. It is a wood frame building covered with steel cladding. The building is insulated and is not air tight. No HVAC systems are present in the building. Exterior openings include a sliding door and a personnel door. The building is used for storage only and has no regular occupancy.

No analytical results were collected from this building because it is not designed for occupancy. The Respondents measured methane in the sub-slab soil vapor and indoor air of the building, methane values were 0 percent. No further action is required.

7.3 PARCEL 4610 - RON BARNETT CONSTRUCTION BUILDING 21

The building is a single-story commercial-use storage building, with construction completed in the early 1990s. The building is entirely warehouse space with a plywood partition that is open at the top. The building is used for storage; a car, a lawn tractor, and other miscellaneous items were observed during the building survey. There is an attached open garage with a dirt floor. The building footprint is 1,200 ft^2, excluding the garage. The building has a concrete on-grade slab with sealed joints; there is no floor covering. Floor cracks are present. It is a wood frame building covered with steel cladding. The building is not airtight. No HVAC systems are present in the building. Exterior openings include two sliding bay doors and personnel doors. The building is

used for storage only and has no regular occupancy.

No analytical results were collected from this building because it is not designed for occupancy. The Respondents measured methane in the sub-slab soil vapor and indoor air of the building, methane values were 0 percent. No further action is required.

7.4 PARCEL 4610 - RON BARNETT CONSTRUCTION BUILDING 22

The building is a single-story commercial-use building constructed by the early 1990s. The building is divided into three sections; the majority of the building is a car repair garage, there is a small storage area, and there is an office space with a bathroom. The building footprint is 1,200 ft^2. The ceiling is 20 feet high in the garage and storage area. The ceiling in the office is 8 feet high; the area above the office is used for storage (accessible from the storage area). The building has a 4-inch-thick concrete on-grade slab with unsealed joints; there is no floor covering. Significant floor cracks are present in the office and adjacent storage area. It is a wood and steel frame building covered with steel cladding. The building is not air tight, with a sealed window in the office and no weather seals in the storage area.

The office portion of the building is heated by electric baseboards and cooled by a window A/C unit. A wood stove is in the center of the building, which vents through the roof. Exterior openings include utility pipe penetrations, windows, sliding bay doors, overhead garage doors, and a personnel door. The overhead door is open when the garage is in use. The garage is occupied during variable hours (mostly occasional evenings and weekends) by two adult workers. The office may be occupied during normal working hours by one adult worker.

The sub-slab soil vapor concentrations were less than the ODH screening levels. No further action is required.

8.0 PARCEL 3207 - GLOBE EQUIPMENT

8.1 PARCEL 3207 - GLOBE EQUIPMENT BUILDING 23

The building is a single-story, commercial/ industrial-use building comprised primarily of office space with some assembly/warehouse space. The building was constructed in 2004 over the historic location of former gasoline retail station and automobile salvage yard. The building footprint is 9,954 square feet (ft^2). The building has a concrete on-grade slab; unsealed joints can be seen in assembly/warehouse space. The office

space has wall-to-wall carpeting. The building is insulated and relatively air tight with sealed, inoperable windows. A sub-slab vapor barrier is reportedly present. The building is heated by forced air natural gas units located on the roof. Central air conditioning is also provided by rooftop units. Exterior openings include vents, utility pipe penetrations, man doors, and a roll-up door in the warehouse. The building is occupied weekdays from 8 a.m. to 5 p.m. by approximately 15 adult workers.

The sub-slab soil vapor and indoor air concentrations were less than the ODH screening levels. No further action is required.

8.2 PARCEL 3207 - GLOBE EQUIPMENT BUILDING 24

The building is a single-story industrial-use building comprised primarily of warehouse/assembly space with some office space. Before 1968, the main portion of the building was constructed of concrete block. The northern addition was constructed before 1973 of steel frame and aluminum siding. The building footprint is 19,803 ft^2, and the ceilings are 16 feet high with 8-foot drop ceilings in the office space. The building has a concrete on-grade slab with unsealed joints. The majority of the building has bare concrete floors, except the office space is carpeted. Some large floor cracks are visible, with some cracks sealed. The building is not insulated, and is relatively air tight with unsealed windows and bay doors that are open in good weather. The building is centrally heated by a forced air natural gas furnace. Central air conditioning is also provided by rooftop units. Exterior openings include vents, fans, utility pipe penetrations, windows, bay doors, and personnel doors. The building is occupied weekdays from 7:00 a.m. to 5:00 p.m. by approximately 25 adult workers.

Several of the sub-slab soil vapor concentrations of TCE (ND – 48 ppb) were greater than the ODH screening level (20 ppb). The indoor air concentrations of TCE (ND – 0.37) were less than the ODH indoor air screening level (2 ppb). The Respondents propose to mitigate the building with a SSDS.

9.0 PARCEL 3254 - MIDDLETON TRUCKING BUILDING 25

The building is a single-story, commercial-use building comprised primarily of a heavy truck repair garage with a small office and a bathroom. The building was constructed before 1968. The building footprint is 2,000 ft^2, and the ceiling (an exposed sheet metal roof) is 12 feet high. The concrete block walls are unsealed and cracked in areas. The building has a concrete on-grade slab. The majority of the concrete shop floor contains large cracks and is heavily stained. CRA observed the heaviest staining at the rear of

the building, adjacent to an aboveground storage tank (AST) and air compressor. The building is neither insulated nor air tight, and has unsealed windows. Overhead natural gas heaters and a wood stove vented through the west wall heat the building. Exterior openings include vents, fans, utility pipe penetrations, six windows, a man door, and a large overhead door. The overhead door is open during business hours. The building is occupied weekdays from 8:00 a.m. to 5:00 p.m. by three to four adult workers. The parts washer in the building may have used chlorinated solvents historically but now only uses mineral spirits.

The indoor air concentrations of benzene (2.1 – 2.7 ppb) were greater than the ODH screening level (2 ppb); however, sub-slab soil vapor concentrations (ND – 0.61 J ppb) were less than the ODH screening level (20 ppb). Based on multiple lines of evidence, the indoor air concentration of benzene is likely due to background sources. The Respondents installed a new sub-slab soil vapor probe and collected a sub-slab soil vapor sample in January 2013. The January 2013 sub-slab soil vapor sample benzene concentration (0.059 J ppb) was less than the ODH screening level, which confirmed the VI pathway is not complete. No further action is required.

10.0 PARCEL 3253

10.1 PARCEL 3253 - HOUSE, BUILDING 26

The building is a two-story, residential, single-family house constructed in the 1800s. The building has a stone foundation and vinyl siding. The basement of the house is 926 ft^2 and is damp and unfinished, with a thin concrete floor that contains an approximately 2-foot-diameter hole. The discharge end of a condensate pipe is located over the large hole in the basement concrete floor. The building is constructed of stone and mortar foundation walls (unsealed), which are in poor condition. The building is relatively air tight with sealed windows. The building is centrally heated by a forced air natural gas furnace, and fireplace, and cooled by central A/C. Exterior openings include utility pipe penetrations, two windows, and two man doors (one exterior and one to the house). The building is constantly occupied by one adult resident. The basement does not appear to be used for storage and CRA did not observe any potential background sources of indoor air contaminants within the basement.

The maximum indoor air concentration of benzene (0.21 – 0.50 ppb) was greater than the ODH screening level (0.4 ppb). The Respondents collected a confirmatory indoor air sample in January 2013. The benzene concentration (0.29 ppb) of the confirmatory indoor air sample was less than the ODH screening level. No further action is required.

10.2 PARCEL 3253 - GARAGE, BUILDING 27

The building is a single-story, two-car garage constructed in the early 1990s. The building footprint is 1,128 ft^2. The building has a concrete on-grade slab with 4-inch high, poured concrete foundation walls (unsealed), and vinyl -siding. The concrete slab is composed of six separate poured sections with unsealed joints. The building is relatively air tight with sealed windows. No HVAC systems are present in the building. Exterior openings include two windows, overhead and personnel doors. The building is used for storage only and has no regular occupancy.

No analytical results were collected from this building because it is not designed for occupancy. The Respondents measured methane in the sub-slab soil vapor and indoor air of the building, methane values were 0 percent. No further action is required.

11.0 PARCEL 3251 - HOUSE, BUILDING 29

The building is a two-story, residential building. The building footprint is 1,128 ft^2. The building is constructed of poured concrete, with siding. The basement floor contains a sump and small drain. The building is insulated with average air tightness. The building is heated by a forced air natural gas furnace, a fireplace, and kerosene space heaters, and cooled by central air conditioning. Exterior openings include windows and doors. The building is occupied by two adult residents. The building occupant(s) smoke. Smoke and food odors were observed during the building survey completed in July 2012.

The indoor air concentrations of benzene (0.76 - 0.99 ppb) and chloroform (120 - 140 ppb) were greater than the ODH screening levels (0.4 ppb and 20 ppb for benzene and chloroform, respectively); however, sub-slab soil vapor concentrations of benzene (ND) and chloroform (0.43 - 0.96 ppb) were less than the ODH sub-slab soil vapor screening levels. Based on multiple lines of evidence, the indoor air concentrations of benzene and chloroform are likely due to background sources. The Respondents installed a new sub-slab soil vapor probe and collected a sub-slab soil vapor sample in January 2013. Benzene (0.056 U[3]) and chloroform (0.038 U) were not detected in the January 2013 sample, which confirmed the VI pathway is not complete. No further action is required.

[3] U – Not detected

12.0 PARCEL 3262 - HOUSE, BUILDING 33

The building is a single-story, residential building constructed in the early 1950s. The building footprint is 625 ft^2. The building foundation is constructed of poured concrete. CRA observed visible evidence of leakage through the basement walls. The basement floor contains an open sump and is cracked. The building is insulated, but is not air tight. The building is cooled by an air conditioning unit in the main floor front room. Exterior openings include utility pipe penetrations, wall openings, windows and doors.

The indoor air and crawl space concentrations of benzene (0.54 – 0.89 ppb) and outdoor air concentrations of benzene (0.36 – 0.64 ppb) were greater than the ODH screening level (0.4 ppb); however, sub-slab soil vapor concentrations of benzene (ND) were less than the ODH sub-slab soil vapor screening level. Based on multiple lines of evidence, the indoor air concentrations of benzene are likely due to background sources. The Respondents installed a new sub-slab soil vapor probe and collected a sub-slab soil vapor sample in January 2013. The concentration of benzene (0.078 U) was non-detect and was less than the ODH screening level, which confirmed the VI pathway was not complete.

13.0 PARCEL 3263 - HOUSE, BUILDING 34

The building is a single-story, residential building. The building footprint is 590 ft^2. The building foundation is constructed of poured concrete, and the foundation walls are in poor condition. The building is insulated, but is not air tight. CRA observed visible evidence of leakage through the basement walls. The building is heated by a natural gas furnace. Exterior openings include utility pipe penetrations, wall openings, windows and doors.

The sub-slab soil vapor and indoor air concentrations were less than the ODH screening levels. No further action is required.

14.0 PARCEL 2943 - RESIDENTIAL BUILDING 35

The building is a single-story, residential trailer. The trailer is placed over a concrete pad with a crawl space enclosed by wood skirting. Exterior openings include vents, utility pipe penetrations, windows, doors.

The crawl space concentrations were less than the ODH indoor air screening levels. No further action is required.

15.0 PARCEL 2943 - RESIDENTIAL BUILDING 36

The building is a single-story, residential trailer. The trailer is placed over a concrete pad with a crawl space enclosed by wood skirting. The building is insulated and cooled by central A/C. Exterior openings include vents, utility pipe penetrations, windows, doors.

The crawl space concentrations were less than the ODH indoor air screening levels. No further action is required.